

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-26949

Send Tax Notice To: Antonio Flores
Deanna Flores

3901 Westover Rd
Sterrett, AL 35147

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Betty Jo Malone, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Antonio Flores and Deanna Flores**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or her spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of February, 2021.

Betty Jo Malone
Betty Jo Malone

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Betty Jo Malone, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of February, 2021.

Mike T Atchison
Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

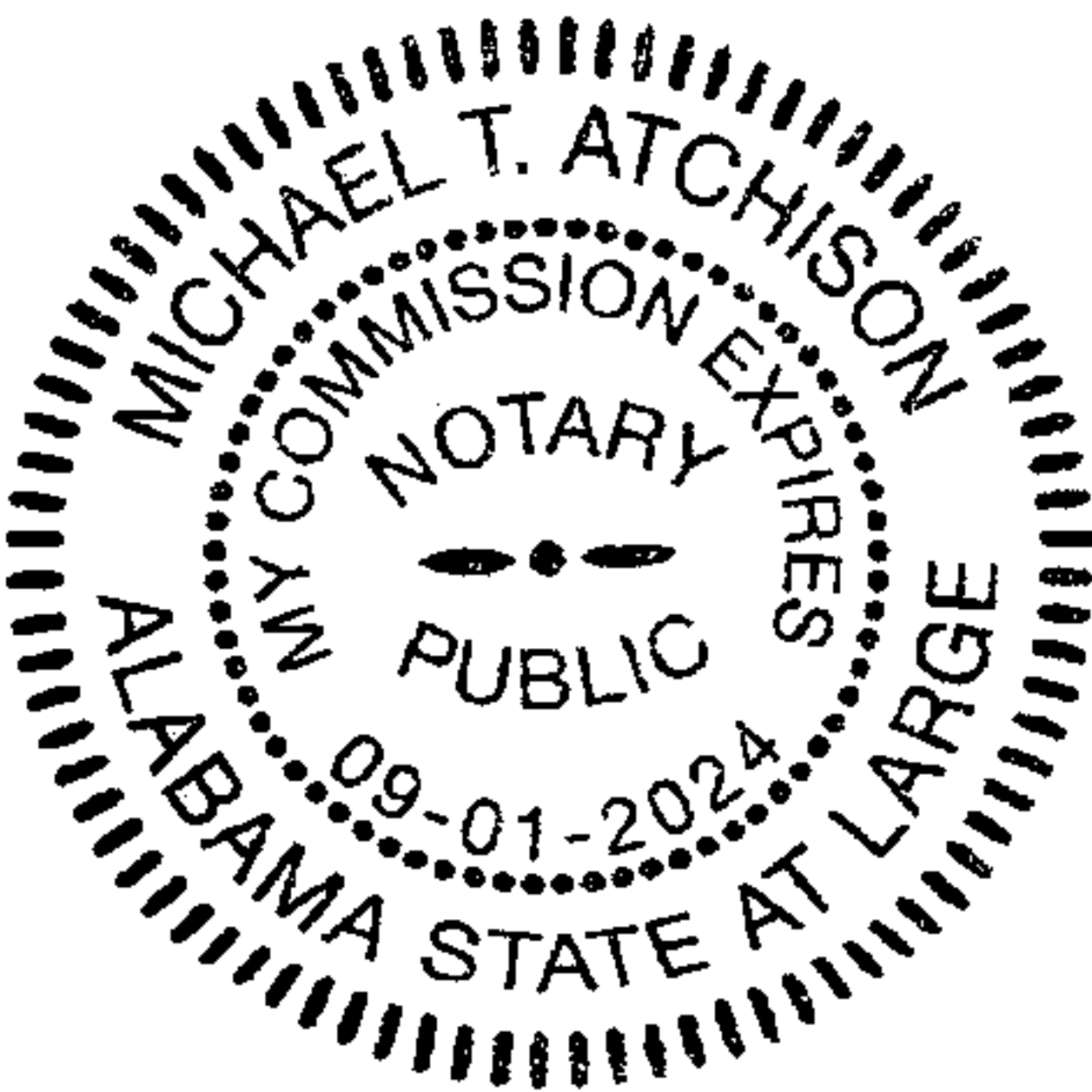


EXHIBIT "A"
LEGAL DESCRIPTION

Two parcels of land situated in NW 1/4 of the NW 1/4 of Section 27 and NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East, described as follows:

Begin at the NE corner of the NE 1/4 of Section 28, Township 19 South, Range 1 East and run South along section line 677 feet for a point of beginning; thence run West to the Westover Road right of way; thence South along said right of way 100 feet to a point; thence run East to section line; thence run North along said section line 100 feet to the point of beginning.

Begin NW corner of the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East and run South along said section line 777 feet for a point of beginning; thence run East 129 feet to dirt road; thence in a northeasterly direction along said dirt road 100 feet to a point; thence West to the section line; thence South along said section line to the point of beginning; being situated in Shelby County, Alabama.

Commence at the NW corner of Section 27, Township 19 South, Range 1 East; thence run South along said 1/4-1/4 line a distance of 677 feet; thence turn an angle of 90 degrees left and run a distance of 7.72 feet to the point of beginning; thence continue along last described course a distance of 60.20 feet; thence turn an angle of 157 degrees 58 minutes 10 seconds left and run a distance of 60.08 feet; thence turn an angle of 79 degrees 29 minutes 34 seconds left and run a distance of 23.00 feet to the point of beginning.

LESS AND EXCEPT the following parcel, more particularly described as follows:

Commence at the NW corner of Section 27, Township 19 South, Range 1 East; thence run South along said 1/4-1/4 line a distance of 677.00 feet; thence turn an angle of 90 degrees left and run a distance of 68.01 feet to the point of beginning; thence continue along last described course a distance of 65.22 feet; thence turn an angle of 122 degrees 45 minutes 24 seconds right and run a distance of 24.90 feet; thence turn an angle of 79 degrees 16 minutes 26 seconds right and run a distance of 55.83 feet to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Betty Jo Malone	Grantee's Name	Antonio Flores
Mailing Address	9880 Hwy 55	Mailing Address	Deanna Flores
Property Address	Westover AL 35147	Date of Sale	February 16, 2021
		Total Purchase Price	\$15,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

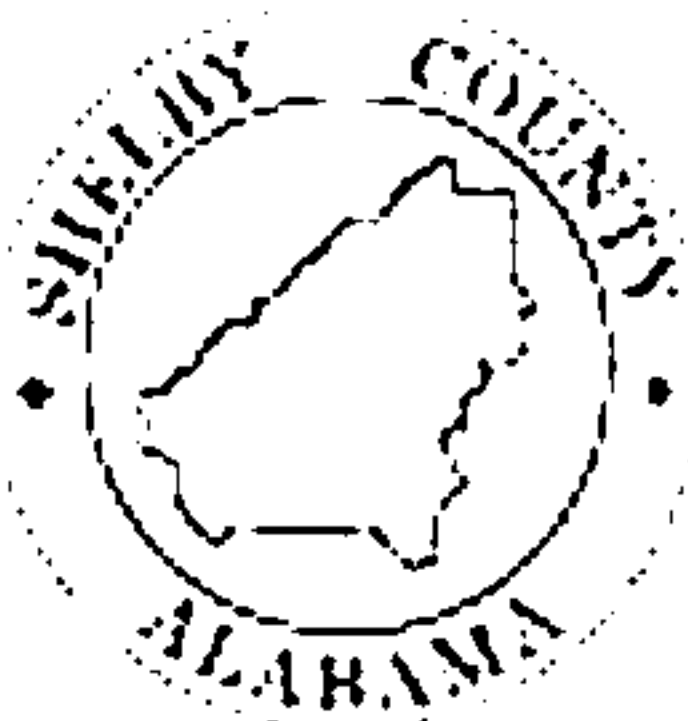
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	February 15, 2021	Print	Betty Jo Malone
Unattested		Sign	Betty Jo Malone
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2021 11:42:21 AM
\$43.00 CHARITY
20210217000078890

Allen S. Bayl